

# Sanders & Sanders

ESTATE AGENTS

## MOORFIELD ROAD ALCESTER WARWICKSHIRE



A most charming, extended and much improved, semi-detached, period cottage, boasting a sizeable and newly lawned garden to the rear. The deceptively spacious cottage offers driveway parking (potential space for garage) and has delightful accommodation over three floors to include; Lounge with feature flooring and open fireplace, generous dining/kitchen with doors opening out to the garden, double bedroom and re-fitted bathroom on the first floor and double bedroom on the second floor. Located on a no through road and within strolling distance of the town centre high street.

### £350,000

Burton House, High Street, Alcester, Warwickshire, B49 5AB.  
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# Moorfield Road, Alcester, Warwickshire, B49 5DA

## Lounge

18' 1" (5.51m) x 10' 11" (3.33m)



## Kitchen/Diner

23' 0" (7.01m) x 9' 9" (2.97m)



**Bedroom One**  
10' 11" (3.33m) x 10' 7" (3.23m)



**Bedroom Two**  
15' 1" (4.6m) x 10' 11" (3.33m)



**Re-Fitted Bathroom**



## Rear Garden



## Parking to Rear



## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.